

**SPECIAL MEETING
OF THE GOVERNING BODY OF
THE BOROUGH OF BLOOMINGDALE**

June 24, 2025

The Special Meeting of the Governing Body of the Borough of Bloomingdale was held in the Council Chambers of the Municipal Building (101 Hamburg Tpke) on the above date. Mayor, John D’Amato, called the meeting to order at 6:00PM.

Mayor D’Amato led the **Salute to the Flag**.

Official Roll Call: (taken by the Administrative Assistant)

In Attendance: Mayor John D’Amato
Councilman David Bronkhurst
Councilman Dominic Catalano
Councilman John Graziano (*joined via telephone*)
Councilwoman Dawn Hudson
Councilwoman Evelyn Schubert
Councilman Ray Yazdi

Administrative Assistant, Aimee Greenspan
Business Administrator, Michael Sondermeyer
Borough Attorney, Fred Semrau

SPECIAL MEETING NOTICE STATEMENT

Mayor D’Amato stated: *This Special Meeting was called pursuant to the provisions of the Open Public Meetings Law. Notice of this meeting was advertised in the Herald News on June 24, 2025. Notices were also transmitted to The Record & Star Ledger on June 18, 2025. In addition, copies of notices were posted on the bulletin board in the Municipal Building, displayed on the Borough webpage and filed in the office of the Municipal Clerk on the aforementioned date. Notices on the bulletin board have remained continuously posted. Proper notice having been given, the Municipal Clerk is hereby directed to include this statement in the minutes of the meeting. Minutes of this meeting should also reflect the purpose for which the meeting was called.*

Per State Fire Code, I am required to acknowledge that there are two emergency exits in this Council Chambers. The main entrance which you entered through and a secondary exit to the left of where I am seated. If there is an emergency, walk orderly to the exits, exit through the door, down the stairs and out the building. If there are any questions, please raise your hand now.

REQUEST FOR MOTION

Motion was made by HUDSON authorizing Administrative Assistant Aimee Greenspan to temporarily serve as Municipal Clerk for the council meeting; seconded by BRONKHURST and carried on voice vote all voting AYE.

MOTION FOR EARLY EXECUTIVE SESSION

Resolution 2025-6.25

A. One Matter – Atty/Client

Motion to enter executive session: Ray Yazdi

Second: David Bronkhurst

Voice Vote: all members present voting AYE; none were opposed.

[entered at 6:03 PM]

[resumed in open session at 6:28 PM]

EARLY PUBLIC COMMENT:

Motion was made by HUDSON to open the meeting for public comment; seconded by BRONKHURST and carried on voice vote all voting AYE.

Linda Huntley – 86 Van Dam Avenue, Bloomingdale

Made the following inquiries and statements:

- Mentioned Councilman Graziano couldn't vote via phone due to bylaws
 - What contract changes?
 - How many hotel rooms and extended hotel vs. regular hotel?
 - Why doesn't DPW doesn't need the space for parking?
 - Concerned we're losing tax money by doing the pilot program at 1.4 million
- Discussion with the Mayor and Borough Attorney followed*

Matt Ciccone – 77 Charles St., Bloomingdale

Made the following inquiries and statements:

- Location of property the town is keeping?
 - Will the company be building a field or rec. center on their property?
- Discussion with the Mayor followed*

Councilwoman Schubert

Made the following inquiries and statements:

- What of the pilot money is going to the school?
- Discussion with the Mayor followed*

Since there was no one else who wished to speak, HUDSON made a motion to close public comment, second by BRONKHURST & carried on voice vote all members voting AYE, none were opposed.

MOTION FOR ADDITIONAL EXECUTIVE SESSION

A. One Matter – Atty/Client

Motion to enter executive session: Ray Yazdi

Second: David Bronkhurst

Voice Vote: all members present voting AYE; none were opposed.

SPECIAL BUSINESS:

A. Second/Final Reading and Public Hearing

Ordinance No. 15-2025: Authorizing Sale of Property known as Block: 5105 Lot 14.01

The Administrative Assistant, Aimee Greenspan, read the Public Notice statement.

YAZDI moved that the Ordinance be read by title, seconded by HUDSON had carried on voice vote- all members present voting AYE

ORDINANCE NO. 15-2025 OF THE GOVERNING BODY OF THE BOROUGH OF BLOOMINGDALE

AN ORDINANCE OF THE BOROUGH OF BLOOMINGDALE, IN THE COUNTY OF PASSAIC AND STATE OF NEW JERSEY AUTHORIZING THE SALE OF PROPERTY KNOWN AS BLOCK 5105, LOT 14.01

WHEREAS, previously the Borough of Bloomingdale entered into an agreement for the sale of a portion of Block 5105, Lot 14.01 consisting of approximately 27.65 acres of the total 43.50 acre tract for the amount of \$4,700,000 which was authorized by way of Borough Ordinance 31-2021; and

WHEREAS, in accordance with said contract of sale, the Borough intended to subdivide the property to sell the 27.65 acres to M&T Realty Partners, LLC; and

WHEREAS, the Borough did not move forward with the subdivision of the property; and

WHEREAS, the Borough has not yet closed on the original transaction and, in the interim, the Borough has decided to subdivide Lot 14.01 to decrease the acreage by 2.156 acres which will be merged into the adjoining lot 51 which is owned by the Borough and presently is utilized by the Borough’s DPW; and

WHEREAS, the Borough will be perfecting said lot line adjustment/subdivision by way of filing a deed to be recorded in the Passaic County Clerk’s Office; and

WHEREAS, Lot 14.01 is now 41.35 acres in total due to said lot line adjustment/subdivision; and

WHEREAS, the Borough has determined that Block 5105, Lot 14.01 in its entirety is no longer needed for public use and should be sold in accordance with the appropriate statutes of the State of New Jersey, specifically, N.J.S.A. §40A:12-13(b)(5) and as a part of a redevelopment designation pursuant to N.J.S.A. 40A:12-8(g), the proposed transaction is exempt from the Local Public Contracts Law; and

WHEREAS, the Mayor and Borough Council desire to enter into an Amended Contract of Sale with M&T Realty Partners, LLC to sell Block 5105, Lot 14.01 in its entirety of 41.35 acres for an additional consideration of \$2,000,000, for a total consideration of \$6,700,000; and

WHEREAS, in the event M&T Realty Partners, LLC constructs a hotel on the site, an additional \$330,000 consideration will be paid to the Borough; and

WHEREAS, as a summary of the proposed transaction:

- Original contract was to sell 27.65 acres for a consideration of \$4,700,000
- Amended Contract of sale will be to sell 41.35 acres for a total consideration of \$6,700,000
- An additional consideration of \$330,000 to the Borough if a hotel is constructed on the site.

NOW THEREFORE BE IT ORDAINED, by the Mayor and Borough Council of the Borough of Bloomingdale, in the County of Passaic, and State of New Jersey, as follows:

SECTION 1. The Borough of Bloomingdale hereby authorizes the sale of the property known as Block 5105, Lot 14.01 in its entirety of 41.35 acres to M&T Realty Partners, LLC, for the total consideration of \$6,700,000 with a contingency of an additional \$330,000 to be paid to the Borough in the event that an Extended Stay Hotel is constructed on the site.

The aforesaid terms shall be a part of the Amended Contract of Sale.

SECTION 2. The Mayor and Borough Clerk and all other proper officers and employees of the Borough are hereby authorized and directed to take any and all steps necessary to effectuate the purposes of this Ordinance.

SECTION 3. No debt is to be authorized by the enactment and passage of this Ordinance.

SECTION 4. All ordinances of the Borough of Bloomingdale, which are inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such inconsistency.

SECTION 5. If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this ordinance.

SECTION 6. This Ordinance shall take effect immediately upon final passage, approval, and publication as required by law.

ATTEST:

BOROUGH OF BLOOMINGDALE
COUNTY OF PASSAIC
STATE OF NEW JERSEY

Breeanna Smith, Clerk

By: _____
John D’Amato, Mayor

Public Hearing:
At this time YAZDI made a motion to open the Public Hearing for comment; seconded by HUDSON and carried on a voice vote all voting AYE.

Linda Huntley – 86 Van Dam Avenue, Bloomingdale

Made the following inquiries:

- Was there a change to the hotel and extended hotel in the ordinance?

Since there was no one else who wished to speak YAZDI made a motion to close the public hearing; motion was seconded by BRONKHURST and carried on voice vote all members voting AYE; none were opposed.

Amendment:

BRONKHURST made a motion to accept the amendment to reflect change to make it hotel or extended stay hotel; motion was seconded by HUDSON and carried on voice vote all members voting AYE; none were opposed.

Roll Call for Ordinance Amendment:

YAZDI made motion for adoption; the motion was seconded by BRONKHURST and carried per the following roll call vote: BRONKHURST (YES), CATALANO (YES), GRAZIANO (YES), HUDSON (YES), SCHUBERT (NO), YAZDI (YES)

Adoption:

YAZDI made motion for adoption; the motion was seconded by BRONKHURST and carried per the following roll call vote: BRONKHURST (YES), CATALANO (YES), GRAZIANO (YES), HUDSON (YES), SCHUBERT (NO), YAZDI (YES),

B. Consideration of amended sale agreement between Bloomingdale and M&T Realty Partners (Resolution 2025-6.25)

CATALANO made a motion to have an amendment to reflect hotel or extended hotel and the mayor shall have the right to make non-substantial changes (non-financial); motion was seconded by BRONKHURST and carried on voice vote all members voting AYE; none were opposed. **Roll Call Vote:** CATALANO (YES), GRAZIANO (YES), HUDSON (YES), SCHUBERT (NO), YAZDI (YES), BRONKHURST (YES)

LATE PUBLIC COMMENT

HUDSON made a motion to open the meeting for late public comment; seconded by BRONKHURST and carried on voice vote, all in favor voting AYE.

Linda Huntley – 86 Van Dam Avenue, Bloomingdale

Made the following inquiries:

- Was there anything in executive session that was discussed that changed the agreement?

Since there was no one else who wished to speak, HUDSON made a motion to close the public comment portion of the meeting, second by YAZDI; all members voting AYE.

GOVERNING BODY SCHEDULE:

- A. July 15, 2025 - Regular Meeting
- B. August 19, 2025 – Regular Meeting
- C. September 2, 2025 – Workshop Meeting

ADJOURNMENT:

Since there was no further business to be conducted, YAZDI moved to adjourn; seconded by BRONKHURST and carried on voice vote with all Council Members voting AYE.

Breeanna Smith, RMC
Municipal Clerk

June 24, 2025 RESOLUTION

**RESOLUTION NO. 2025-6.25
OF THE GOVERNING BODY OF
THE BOROUGH OF BLOOMINGDALE**

**RESOLUTION OF THE BOROUGH OF BLOOMINGDALE, COUNTY OF PASSAIC
AND STATE OF NEW JERSEY AUTHORIZING THE EXECUTION OF AN
AGREEMENT FOR THE SALE OF PROPERTY KNOWN AS BLOCK 5105, LOT 14.01**

WHEREAS, previously the Borough of Bloomingdale entered into an agreement for the sale of a portion of Block 5105, Lot 14.01 for the amount of \$4,700,000 which was authorized by way of Borough Ordinance 31-2021; and

WHEREAS, the Borough has not yet closed on the original transaction and, in the interim, the Borough has decided to amend the original agreement to add 12.34 acres to the total acreage to be purchase; increasing the size from 22.818 to 41.35 acres in total; and

WHEREAS, the Borough has determined that Block 5105, Lot 14.01 in its entirety is no longer needed for public use and should be sold in accordance with the appropriate statutes of the State of New Jersey, specifically, N.J.S.A. 40A:12-13(b)(5) and as a part of a redevelopment designation pursuant to N.J.S.A. 40A:12-8(g), the proposed transaction is exempt from the Local Public Contracts Law; and

WHEREAS, the Mayor and Borough Council desire to enter into an Amended Contract of Sale with M&T Realty Partners, LLC to sell Block 5105, Lot 14.01 in its entirety of 41.35 acres for an additional consideration up to \$2,000,000, for a total consideration up to \$6,700,000; and

WHEREAS, in the event M&T Realty Partners, LLC constructs a hotel on the site, an additional \$330,000 consideration will be paid to the Borough; and

WHEREAS, as a summary of the proposed transaction:

- Original contract was to sell 27.65 acres for a consideration of \$4,700,000
- Amended Contract of sale will be to sell 41.35 acres for a total consideration of up to \$2,000,000 if there is additional development on the site. Such additional compensation would be based upon \$6.25 per square foot of any industrial facility that is constructed anywhere on the entire 41.35 acres. The industrial site may not exceed 320,000 square feet of space.
- Construction of an additional 74 residential age-restricted housing units is included in the agreement.

WHEREAS, the parties have negotiated an acceptable agreement to finalize the transaction.

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Bloomingdale, in the County of Passaic, and State of New Jersey, as follows:

Section 1. The Mayor and Borough Clerk are hereby authorized to execute the agreement between the parties.

Section 2. The Borough Administrator is hereby authorized to take whatever actions are necessary to effectuate the purpose of this Resolution and finalize the settlement.

This Resolution shall take effect immediately.

Record of Council Vote on Passage

| COUNCIL PERSON | AYE | NAY | Abstain | Absent | COUNCIL PERSON | AYE | NAY | Abstain | Absent |
|----------------|-----|-----|---------|--------|----------------|-----|-----|---------|--------|
| Bronkhurst | X | | | | Hudson | X | | | |

| | | | | | | | | | |
|----------|---|--|--|--|----------|---|---|--|--|
| Catalano | X | | | | Schubert | | X | | |
| Graziano | X | | | | Yazdi | X | | | |

I hereby certify that the foregoing is a true copy of a Resolution adopted by the Governing Body of the Borough of Bloomingdale at an Official Meeting held on June 24, 2025.

Aimee Greenspan

Administrative Assistant, Borough of Bloomingdale